

AGENDA
Joint meeting of the Veneta City Council & Planning Commission
Monday - July 10, 2006 - 5:30 p.m.

Veneta Administrative Center, 88184 8th Street, Veneta, Oregon

1. CALL TO ORDER

- a. Veneta City Council
- b. Veneta Planning Commission

2. JOINT PUBLIC HEARING

CITY OF VENETA - (V-1-06) Request for a variance to the Veneta Wetland Protection Ordinance, Veneta Municipal Code - Chapter 18.10, Section 18.10.060, Variances to allow construction of the north/south connection of Pine Street between Hunter Road and E. Bolton Road.

- a. Open Hearing
- b. Declaration of Conflict of Interest or Ex-Parte Contacts
- c. Staff Report
- d. Public Testimony (SEE REVERSE)
 - (1) Proponents
 - (2) Opponents
- e. Questions from the Veneta City Council
- f. Close of Public Hearing
- g. Deliberation and Decision

3. ADJOURN

- a. Veneta City Council
- b. Veneta Planning Commission

(A) - Indicates an attachment

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CONSENT AGENDA - All matters listed under the consent agenda are considered to be routine by the Veneta City Council and will be enacted by one motion and no separate discussion unless that item is removed from the consent agenda for discussion. Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications Relay Service 1-800-735-1232.

TIMES ARE APPROXIMATE.

THIS MEETING WILL BE TAPE-RECORDED

PUBLIC HEARINGS - Please

observe the following rules.

WRITTEN TESTIMONY:

Written comments received seven (7) days prior to the meeting have been incorporated in the staff report. All comments, including those received up until the meeting, are presented to the Planning Commission members to be considered in their decision.

ORAL TESTIMONY:

If you wish to testify with regard to a matter which has been set for *Public Hearing* please observe the following rules:

- 1. State your name and address.**
- 2. Indicate if you are in favor of or opposed to the proposal.**
- 3. Limit your testimony to three (3) minutes. Testimony must be specific to the issue at hand. Keep your comments brief and to the point.**

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

PUBLIC COMMENTS FOR LIMITED LAND USE DECISIONS

WRITTEN TESTIMONY:

Written comments must have been received within the 14 day comment period. All comments received within the 14 day comment period have been presented to the Planning Commission members to be considered in their decision along with the staff report and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect a from time to time adopted by the city council and appropriate decision-making body.

CRITERIA FOR VARIANCE TO VENETA'S WETLAND PROTECTION ORDINANCE

Veneta Municipal Code Chapter 18.10.060, Section 18.10.060, Variances

- (1) For parcels that have no usable building site through application of the requirements of this chapter, a variance may be granted to allow development on the parcel; provided, that the design of the development, minimizes impact tot he wetland.
- (2) A variance may be granted in those instances where claims of map error are verified by the Divisionof State Lands.
- (3) A variance may be granted in those instances where the planning commission and city council jointly determine that the public need outweighs the potential adverse impacts of development in or near a locally significant wetland resource site.